

## TENTATIVE PARCEL MAP NO. 20835 RPL-2

## TPM 20835 - Tran Subdivision

ER 04-02-021

August 15, 2008, Valerie Walsh, Staff Biologist, DPLU

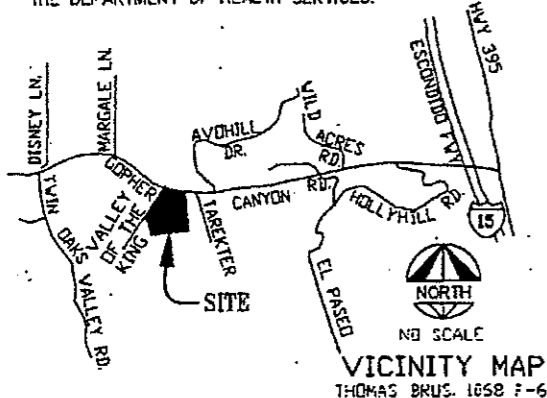
## Biological Resources Map

Southern Willow  
Scrub (63320)

Developed (12000)

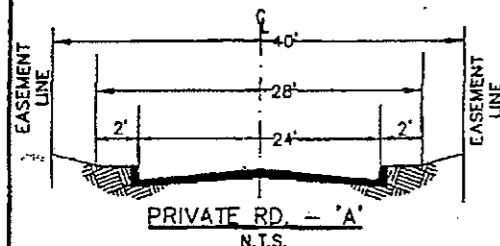
## ENVIRONMENTAL HEALTH SERVICES

THIS CERTIFICATE DOES NOT IMPLY ALL CONDITIONS PURSUANT TO THE R.P.O. ORDINANCE HAVE BEEN MET, THE DEPARTMENT OF PLANNING AND LAND USE SHOULD BE CONSULTED REGARDING THE RESULTANT CHANGES TO THE SEPTIC SYSTEM DESIGN MUST BE RE-EVALUATED BY THE DEPARTMENT OF HEALTH SERVICES.

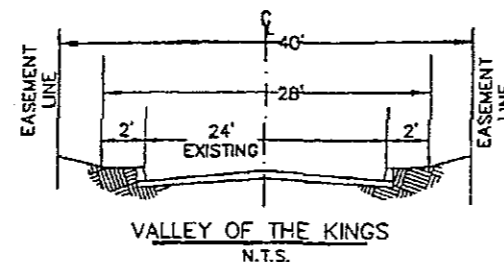
VICINITY MAP  
THOMAS BRUS. 1058 F-6

| PARCEL    | AREA DESIGNATOR                 | NO. DU'S        |
|-----------|---------------------------------|-----------------|
| PCL 1     | =1.80 X .50<br>=.76 X .25 =.20  | = 1.1 DU'S MAX  |
| PCL 2     | =1.78 X .50<br>=.30 X .25 =.08  | = .98 DU'S MAX  |
| PCL 3     | =1.51 X .50<br>=.95 X .25 =.24  | = 1.00 DU'S MAX |
| PCL 4     | =1.64 X .50<br>=.79 X .25 =.20  | = 1.0 DU'S MAX  |
| REMAINDER | =4.28 X .50<br>=3.05 X .25 =.76 | = 2.86 DU'S MAX |

| PARCEL    | AREA                                   | NO. DU'S       |
|-----------|--|----------------|
| 0% - 15%  | =11.01 X .50<br>=5.505 X .25 =1.4 DU'S | = 5.5 DU'S     |
| 15% - 25% | =5.85 X .50<br>=2.925 X .25 =.73 DU'S  | = 1.4 DU'S     |
|           |  | = 7.0 DU'S MAX |



| PARCEL     | LEACH LINE FOOTAGE | TRENCH DEPTH FOOTAGE | ROCK UNDER PIPE FOOTAGE | REMARKS               |
|------------|--------------------|----------------------|-------------------------|-----------------------|
| 1          | 505'               | 5'                   | 36"                     | 100% RESERVE          |
| 2          | 555'               | 3'                   | 1"                      | 100% RESERVE          |
| 3          | 460'               | 3'                   | 12"                     | 100% RESERVE          |
| 4 (exist.) | 535'               | 5'                   | 36"                     | 100% RESERVE (exist.) |
| REMAINDER  | 480'               | 4'                   | 24"                     | 100% RESERVE          |

Non-native  
Grassland (42200)PARCEL 1  
PM 3408

PM 3408

(E) 24' CONC.  
ROADWAY PER  
TPM 17567/PM 12858R=50'  
L=47.25'  
Δ=54°08'20"EXISTING  
ACCESSORY BUILDINGEXISTING  
HOUSEEMERGENCY  
FIRE TURN  
AROUNDCL 100' PUBLIC HIGHWAY TO  
THE COUNTY OF SAN DIEGO  
PER DOC. 240774  
REC. 12-12-60

R.O.S. 6308

FLOOD  
PLAINPARCEL 1  
GROSS= 2.56 AC=520  
NET= 2.01 AC260'  
NOISE  
PROTECTION  
EASEMENTACCESS RIGHTS TO BE  
RELINQUISHED INTO  
GOPHER CANYON RD.  
EXCEPTING NW 40'  
ACCESS EASEMENT.

TAX RATE AREA: 57107

GRADING PLANNED: YES

CUT: 11.254 FILL: 10.656

CALIFORNIA COORDINATES: 402-1731

SOURCE OF TOPOGRAPHY: FIELD SURVEY BY TEAS SURVEYING &amp; S.D. COUNTY 200 SCALE

7. ASSOCIATED PERMITS: N/A

8. LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY  
FROM A PUBLICLY MAINTAINED ROAD. (I.E. RECORDED EASEMENT, UNRECORDED  
EASEMENT; IDENTIFY AND SPECIFY WIDTH.) GOPHER CANYON RD. & VALLEY OF THE KINGS RD.

9. WATER DISTRICT: RAINBOW MUNICIPAL WATER DISTRICT

10. SEWER DISTRICT: SEPTIC

11. FIRE DISTRICT: DEER SPRINGS

12. SCHOOL DISTRICTS: BONSALL ELM. - FALLBROOK HIGH SCHOOL DISTRICT

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS  
FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION.IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO EACH  
PARCEL CREATED BY THIS MAP.

SIGNATURE OF PERSON WHO PREPARED THE TENTATIVE PARCEL MAP

ALFONSO D. NEIS

ADDRESS(ES) P.O. BOX 300876

PHONE(S) (760) 739-8931

RCE 28846 EXP 12-31-06

SE 1/4 SEC. 3  
R.O.S. 8772Ralph Gonzales Consulting  
P.O. BOX 300876, ESCONDIDO CA 92033  
(760) 739-8931

## LAND DIVISION STATEMENT OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2-1-72) IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREIGHTWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE, OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS

ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM PARTICIPANT MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING, OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

NAME(S): THUAN TRAN AND KAREN R. TRAN DATE 3/17/08

ADDRESS: 1029 VALETTA DR. ESCONDIDO CA 92027

PHONE: 725-0254

1. ASSESSOR'S PARCEL NO. 172-014-38

2. LEGAL DESCRIPTION OF LAND SHOWN: A PORTION OF P.M. 12858 FILE #83-291316 ALSO DESCRIBED AS PARCEL A OF CERTIFICATE OF COMPLIANCE, RECORDED 9-13-02 #2002-078557

3. GENERAL PLAN REGIONAL CATEGORY: 17 - EDA

4. COMMUNITY/SUBREGIONAL PLAN AREA: BONSALL

5. LAND USE DESIGNATION: 17 - EDA

6. EXISTING ZONING: A - 70

USE REGULATIONS ZONE

ANIMAL REGULATIONS A70

DENSITY 1

LOT SIZE 2 AC

BUILDING TYPE C

MAXIMUM FLOOR AREA C

FLOOR AREA RATIO G

HEIGHT W

LOT COVERAGE W

SETBACK W

OPEN SPACE W

SPECIAL AREA REGULATIONS